

BASED UPON MY KNOWLEDGE, BELIEF AND INFORMATION, I HEREBY CERTIFY THAT
THE PROPERTY SHOWN DOES NOT LIE WITHIN THE SPECIAL
FLOOD HAZARD ZONE AS SHOWN ON F.E.M.A. MAP

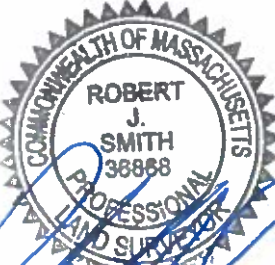
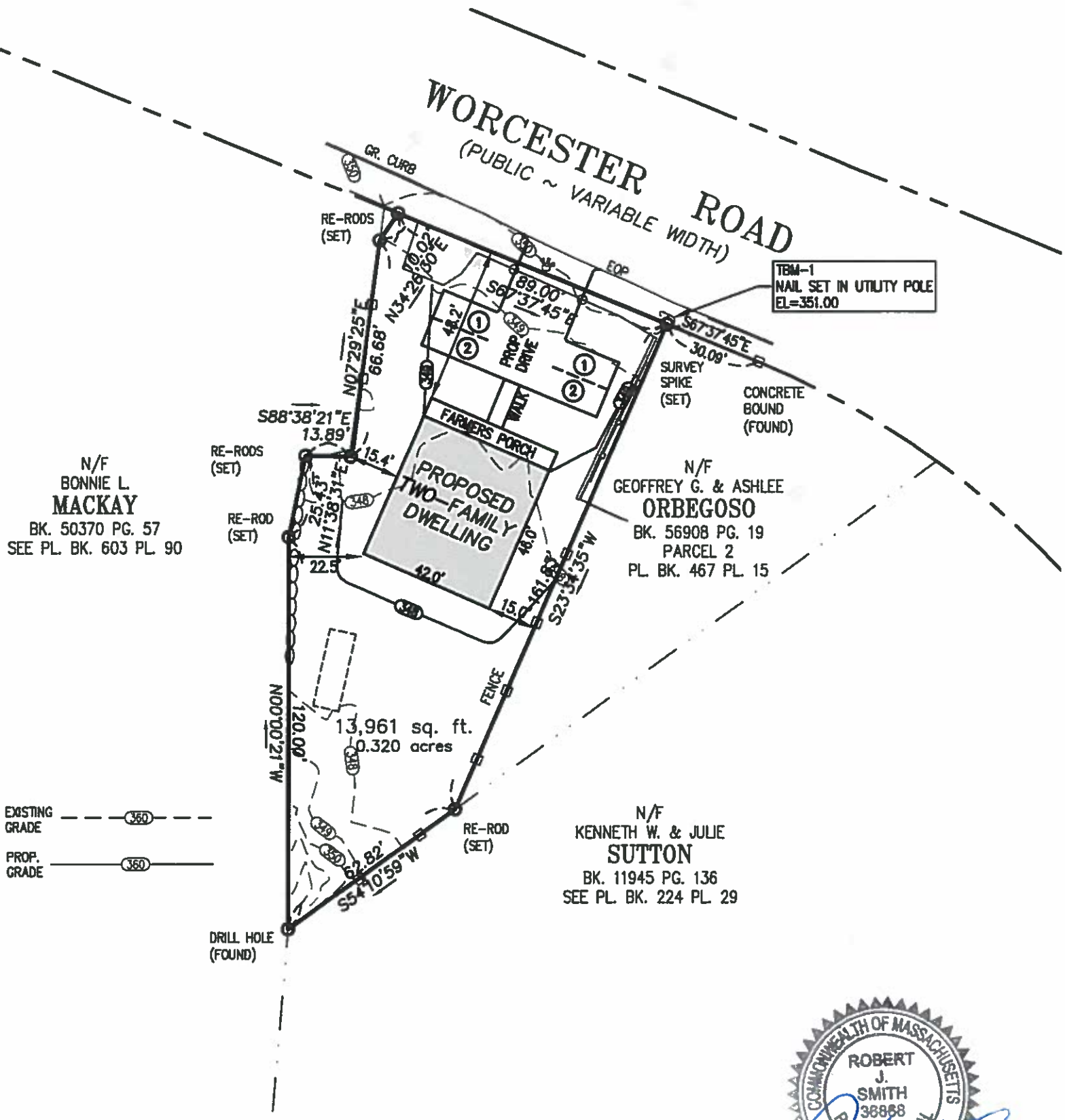
25027C 0827 E DATED 7/4/11

NOTES:

- * THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
- * LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-344-7233.
- * DATUM FOR THIS PLAN IS ASSUMED
- * THE LOT AND BUILDING PROPOSED ON THIS PLAN DOES NOT CONFORM TO THE PRESENT ZONING BYLAWS

ZONE: R-20	
PROPOSED TWO FAMILY DWELLING	
REQUIRED:	EXISTING/PROPOSED:
MIN. AREA: 20,000 S.F.	13,961 S.F.
MIN. FRONTAGE: 125'	89.00'
MIN. LOT WIDTH: 125'	85.09'
FRONT SETBACK: 30'	48.0'
SIDE SETBACK: 15'	15.4'/15.0'
REAR SETBACK: 15'	62.2'
MAX. BLD. COVERAGE: 30%	15.6%

- * SOLAR READY ZONE
- * IMPERVIOUS MATERIAL COVERAGE (BLD & PAVED DRIVE): 26.2%
- * PROPOSED PARKING SPACES: 9'x18'



ROBERT J. SMITH, R.P.L.S.

DATE

Jan 30 2020

PROPOSED BUILDING PLAN

PREPARED FOR:
DAVID K. MURADIAN
165 WORCESTER ROAD
GRAFTON, MASSACHUSETTS

SCALE: 1"=40' rev: 1/30/2020
DATE: DECEMBER 16, 2019

B&R SURVEY, INC.
PROFESSIONAL LAND SURVEYORS

100 GROVE STREET TEL. 508.756.8579
WORCESTER, MA 01605 FAX. 508.421.4797

DRAWN BY: RPB PROJECT NO. 19-234

DEED REF: 60973/138
PLAN REF: 467/15, 603/90
ZONED: R20, WATER SUPPLY PROTECTION OVERLAY
ASSESSORS REF: MAP 36 PARCEL 125